ASSIGNEES' SALE

of valuable fee simple real property suitable for extensive dairy farm operations, and improvements located on the south side of Mountain Road in Emmitsburg Election District, Frederick County, Maryland.

Under and by virtue of the power of sale contained in a mortgage from Viking Ventures, Inc., dated September 14, 1971 and recorded in Liber 858, folio 359, one of the Land Records of Frederick Ciunty, Maryland, the said mortgage being in default and having been assigned to the undrsigned Assignees for foreclosure, the said Assignees will offer for sale at public auction at the Court Houe door in the City of Frederick. Maryland on:

MONDAY, NOVEMBER 4, 1974

AT 11:45 A.M.

all of the hereinafter described reaf estate and improvements described as follows:

All that tract of land situate on the south side of Mountain Road in the Emmitsburg Election District. Frederick County, Maryland containing 270.72 acres of land, more or less, being more particularly described in a deed from Edward L. Meadows an Margaret L.

Meadows, his wife, unto Viking Ventures, Inc., dated January 2, 1970 and recorded in Liber 817, folio 65% one of the Land Records if Frederick County. Maryland. The aforesaid real property being improved by a two-story, nine-room frame farm dwelling with stone foundation, having five bedrooms, fireplace, basement, attic and slate roof, heated by steam (oil fired); said premises being further improved by 134x46' bank baru, a 56'x116 free stall barn, a 23'x38' double eight (sixteen stalls) herringbone milking parlor, a 23'x28' dairy house,

large holding area with approximately two hundred and forty free standing stalls, two 20'x60' stave silos, a machinery storage building and shop, hog house, corn cribs and wagon shed and other miscellaneous farm

structures. TERMS OF SALE: The above mentioned real property and improvements are to be sold subject to a first mortgage from Viking Ventures, Inc., to Edward L. Meadows and Margaret L. Meadows, his wife, dated January 2, 1970 and recorded in Liber 818, Folio-340, one of the Land Records of Frederick County, Maryland. Purchaser shall assume the aforesaid mortgage with the following amendments thereto, namely, the principal amount shall be \$148,500, with interest at the rate of 9% per annum, increst and principal payable quarterly in equal installments for a term of ten years from date of settlement, when all such principal and interest due shall be paid. At time of settlement Purchaser shall execute such documents as may be deemed necessary by Assignees (including, but not limited to, a renewal promissory note and confirmatory mortgage containing the provisions berein mentioned to properly secure the lien of this mortgage.

A deposit of 10 percent of the purchase price in cash or check acceptable to Assignces will be required of the purchaser at the time and place of sale and the balance of the purchase price is to be paid within five days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and public charges will be adjusted to the date of sale and expenses of conveyancing will be paid by the purchaser. Assignces reserve the right to withdraw the herein described property and improvements from sale at any time.

Joseph JS. Welty

Receipt of

\$850.00

WITNESS:

Joseph S. Welty

EXHIBIT NO. 2 BOOK 34 PAGE 921

NO. 25,137 EQUITY
IN THE CIRCUIT COURT
FOR FREDERICK COUNTY

MARYLAND

I hereby acknowledge that I

have purchased at public sale of Joseph V. Cartlan, Jr., and Benjamin B. Rosenstock, Assignees of a mortgage from Viking Ventures,

Inc., the property and improvements:

described in the annexed advertisement for the sum of Eight Thousand
Five Hundred Dollars (\$8,500.00)
and I hereby covenant and agree to comply with the terms of sale set forth in the aforesaid advertisement which were announced by the auction eer at the time of the sale.

MERICAN SECURIZY AND TRUST COMPANY

,Agent

BY: Peter Sorge, Jr
Agent for Purchaser

is hereby acknowledged

Frederick J. Bower, Attorney for Assignees

7166 June 1266 (8,1976

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND